

GAS STATION AND VACANT LOT

Evansville, Vanderburgh County, IN
Revised November 8, 2000

Site Location and Description

This 0.5-acre property is located at 501 - 511 Lincoln Avenue in a mixed commercial and residential area of downtown Evansville. The property is located in the City of Evansville's Neighborhood Strategy Area which is the focus of the City's allocation of Community Development Block Grant funds. The property is also located in the Evansville Urban Enterprise Zone. The property is owned by the Evansville Housing Authority.



Zip Code: 47708

Site Uses and Past Activities

The property housed a shoe repair store from 1950 -1955. The property was last utilized as a gas station from 1956 - 1989. The property has been vacant for approximately 10 years. Part of the property is a vacant residential lot.

Contaminants and Impacts

As expected, underground storage tanks (USTs) were assessed and removed. The old station building required an asbestos assessment and removal prior to demolition.

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority.

Community Concerns

Actions Taken

The City of Evansville was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in June 1998. The funding will be split between three different vacant properties along Lincoln Avenue. The awarded funding will help address environmental conditions at the property and potential. Once the environmental



Brownfields Program Sites

Gas Station and Vacant Lot
Site ID # BFD4990033

issues are identified and resolved, reuse of these sites should contribute to the overall well being of the City of Evansville.



Reuse and Redevelopment

This property is part of a larger project named Emporia which is a not-for-profit corporation that was created to develop a commercial shopping center in the near downtown of Evansville.

Current Status

IDEM staff have received and reviewed the assessment documents submitted to the State to ensure environmental objectives were met. A bank branch has already opened at the site, while a grocery store is expected to open in January of 2001 and a retail store will open in the summer of 2001. This retail store will serve as "Learning Center" which will provide job training opportunities for the residents of surrounding neighborhoods.

Future Actions

IDEM staff will be available to discuss future steps as necessary to facilitate the City of Evansville's redevelopment efforts.

Cost Estimates

Amount of grant award: \$18,715.00

For More Information

Tracy Concannon
Brownfields Program
Office of Land Quality
IDEM
P.O. Box 6015
Indianapolis, Indiana 46206-6015
Toll free (800) 451-6027, ext. 3-2801
Local (317) 233-2801



Indiana Department of Environmental Management
Office of Land Quality or Environmental Response